

First Reading: \_\_\_\_\_  
Second Reading: \_\_\_\_\_

2016-097  
City of Chattanooga/Regional Planning Agency  
District No. 1, 2, 7 & 8  
Planning Version

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 425, 427 WEST BELL AVENUE; 610, 611 W. MANNING STREET; 700 BLOCK OF NORTH MARKET STREET; 600 RIVER STREET; 200 MARKET STREET; 418, 422, 424 GEORGIA AVENUE; 1440 ADAMS STREET; AND 1511 JEFFERSON STREET, MORE PARTICULARLY DESCRIBED HEREIN.

SECTION 1. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, be and the same hereby is amended so as to rezone properties located at 425, 427 West Bell Avenue; 610, 611, W. Manning Street; 700 block of North Market Street; 600 River Street; 200 Market Street; 418, 422, 424 Georgia Avenue; 1440 Adams Street; and 1511 Jefferson Street, more particularly described herein:

Various properties deferred from Form Based Code case 2016-063 listed by tax map identification as follows: Tax Map Nos. 135C-J-029 and 029.02; 135C-M-002 and 018; 135D-A-029 through 032; 135E-N-022; 135M-A-006; 135M-H-031 through 033; 145L-G-014 and 145L-J-022.

and as shown on the maps attached hereto and made a part hereof by reference.

SECTION 2. BE IT FURTHER ORDAINED, That this rezoning shall be approved as follows:

PROPERTY OWNER	PROPERTY ADDRESS	PARCEL NUMBER	PLANNING COMMISSION RECOMMENDATION
Jeanne Trew hitt	711 North Market St	135D-A-032	<b>E-RA-3</b>
	713 North Market St	135-D-A-031	<b>E-RA-3</b>
	715 North Market St	135-D-A-030	<b>E-RA-3</b>
	(No street #) North Market St	135-D-A-029	<b>E-RA-3</b>
Tom Zavala	1511 Jefferson St	145L-J-022	<b>U-RA-3</b>
Narendra K Madan	200 Market Street	135M-A-006	<b>D-SH-6 and D-RA-4 (retain split zone as mapped)</b>
Ken DeFoor	600 River Street	135E-N-022	<b>Remove from FBC Boundary</b>
Ladel Peeples	1440 Adams Street	145L-G-014	<b>CX-3</b>
Bruce Williams	610 West Manning St	135C-M-018	<b>Remove from FBC Boundary</b>
Danny Daniel	611 West Manning St	135C-M-002	<b>Remove from FBC Boundary</b>
Randall Addison	425 West Bell Ave	135C-J-029.01	<b>E-RD-3</b>
	427 West Bell Ave	135C-J-029	<b>E-RD-3</b>
Weldon Bolin	418 Georgia Ave	135M-H-033	<b>U-CX-4</b>
	422 Georgia Ave	135M-H-032	<b>U-CX-4</b>
	424 Georgia Ave	135M-H-031	<b>U-CX-4</b>

SECTION 3. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two (2) weeks from and after its passage.

Passed on second and final reading: \_\_\_\_\_

\_\_\_\_\_  
CHAIRPERSON

APPROVED:\_\_\_\_ DISAPPROVED:\_\_\_\_

\_\_\_\_\_  
MAYOR

/mem

2016-097 City of Chattanooga  
June 13, 2016

### RESOLUTION

WHEREAS, City of Chattanooga/Regional Planning Agency petitioned the Chattanooga-Hamilton County Regional Planning Commission to recommend to the Members of the City Council of the City of Chattanooga the rezoning of properties located 425, 427 West Bell Avenue, 610, 611 W. Manning Street, 700 block North Market Street, 600 River Street, 200 Market Street, 418, 422, 424 Georgia Avenue, 1440 Adams Street, 1511 Jefferson Street.

Various properties deferred from Form Based Code case 2016-063 listed by tax map identification as follows: Tax Map 135C-J-029 and 029.02; 135C-M-002 and 018; 135D-A-029 through 032; 135E-N-022; 135M-A-006; 135M-H-031 through 033; 145L-G-014 and 145L-J-022 as shown on the attached maps.

AND WHEREAS, the Planning Commission held a public hearing on this petition on June 13, 2016,

AND WHEREAS, the Planning Commission heard and considered all statements regarding the petition,

AND WHEREAS, there was opposition present to the petition,

AND WHEREAS, the Planning Commission has studied the petition in relation to existing zoning and land use and potential patterns of development,

AND WHEREAS, the Planning Commission has determined that the proposal....

NOW THEREFORE, BE IT RESOLVED that the Planning Commission, on June 13, 2016, recommended to the Members of the City Council of the City of Chattanooga that this petition be approved as follows:

PROPERTY OWNER	PROPERTY ADDRESS	PARCEL NUMBER	PLANNING COMMISSION RECOMMENDATION
Jeanne Trewitt	711 North Market St	135D-A-032	E-RA-3
	713 North Market St	135-D-A-031	E-RA-3
	715 North Market St	135-D-A-030	E-RA-3
	(No street #) North Market St	135-D-A-029	E-RA-3

Tom Zavala	1511 Jefferson St	145L-J-022	U-RA-3
Narendra K Madan	200 Market Street	135M-A-006	D-SH-6 and D-RA-4 (retain split zone as mapped)
Ken DeFoor	600 River Street	135E-N-022	Remove from FBC Boundary
Ladel Peeples	1440 Adams Street	145L-G-014	CX-3
Bruce Williams	610 West Manning St	135C-M-018	Remove from FBC Boundary
Danny Daniel	611 West Manning St	135C-M-002	Remove from FBC Boundary
Randall Addison	425 West Bell Ave	135C-J-029.01	E-RD-3
	427 West Bell Ave	135C-J-029	E-RD-3
Weldon Bolin	418 Georgia Ave	135M-H-033	U-CX-4
	422 JGeorgia Ave	135M-H-032	U-CX-4
	424 Georgia Ave	135M-H-031	U-CX-4

Respectfully submitted,



John Bridger  
Secretary

**ZONING APPLICATION FORM**

<b>CASE NUMBER:</b>	2016-097		<b>Date Submitted:</b> 5-10-2016	
(Sections 1-6 below to be filled out by Applicant- RPA staff will assist, if needed)				
<b>1 Applicant Request</b>				
<b>ZONING STUDY</b>	<b>From:</b> Various existing zones		<b>To:</b> Form-Based Code zones	
	Total Acres in request area:			
<b>2 Property Information</b>				
Property Address:	425, 427 W. Bell Ave., 610, 611 W. Manning St., 700 blk. North Market St., 600 River St., 200 Market St., 418, 422, 424 Georgia Ave., 1440 Adams St., 1511 Jefferson St.			
Property Tax Map Number(s):	135C-J-029, 029.01; 135C-M-002, 018; 135D-A-029 thru 032; 135E-N-022; 135M-A-006; 135M-H-031 thru 033; 145L-G-014; 145L-J-022			
<b>3 Proposed Development</b>				
Reason for Request and/or Proposed Use:	Extension of Form-Based Code Zoning Study in case 2016-063 to consider certain parcels on an individual basis (per Planning Commission 5/9/16 meeting)			
<b>4 Site Characteristics</b>				
Current Zoning:				
Current Use:				
Adjacent Uses:				
<b>5 Applicant Information</b>				
All communication will be with the Applicant. If the applicant is not the property owner, the RPA requires a letter from the property owner(s) confirming that the applicant has permission to file this application on his/her behalf.				
Name: City of Chattanooga/RPA		Address:		
Check one:	<input type="checkbox"/> I am the property owner	<input type="checkbox"/> I am <b>not</b> the property owner		
City:	State:	Zip Code:	Email:	
Phone 1:	Phone 2:	Phone 3:	Fax:	
<b>6 Property Owner Information (if not applicant)</b>				
Name:		Phone:		
Address:				
<b>Office Use Only:</b>				
Planning District: 1NS, 1DT		Neighborhood:		
Hamilton Co. Comm. District: 4, 6	Chatt. Council District: 1, 2, 7, 8		Other Municipality:	
Staff Rec:	PC Action/Date:	Legislative Action/Date/Ordinance:		
<b>Checklist</b>				
<input type="checkbox"/> Application Complete	<input type="checkbox"/> Ownership Verification	<input type="checkbox"/> Map of Proposed Zoning Area with dimensions		
<input type="checkbox"/> Site Plan, if required	<input type="checkbox"/> Total Acres to be considered:	<input type="checkbox"/> Deeds	<input type="checkbox"/> Plats, if applicable	
Deed Book(s):				
Plat Book/Page:		<input type="checkbox"/> Notice Signs	Number of Notice Signs:	
<input type="checkbox"/> Filing Fee: N/C	<input type="checkbox"/> Cash	<input type="checkbox"/> Check	Check Number:	
Planning Commission meeting date: 6-13-2016		Application processed by: Pattie Dodd/Greg Haynes		

**PLANNING COMMISSION CASE REPORT**

Case Number: 2016-097

PC Meeting Date: 06-13-15

**ZONING STUDY: Various Existing Zones to Form-Based Code Zones****Staff Recommendations**

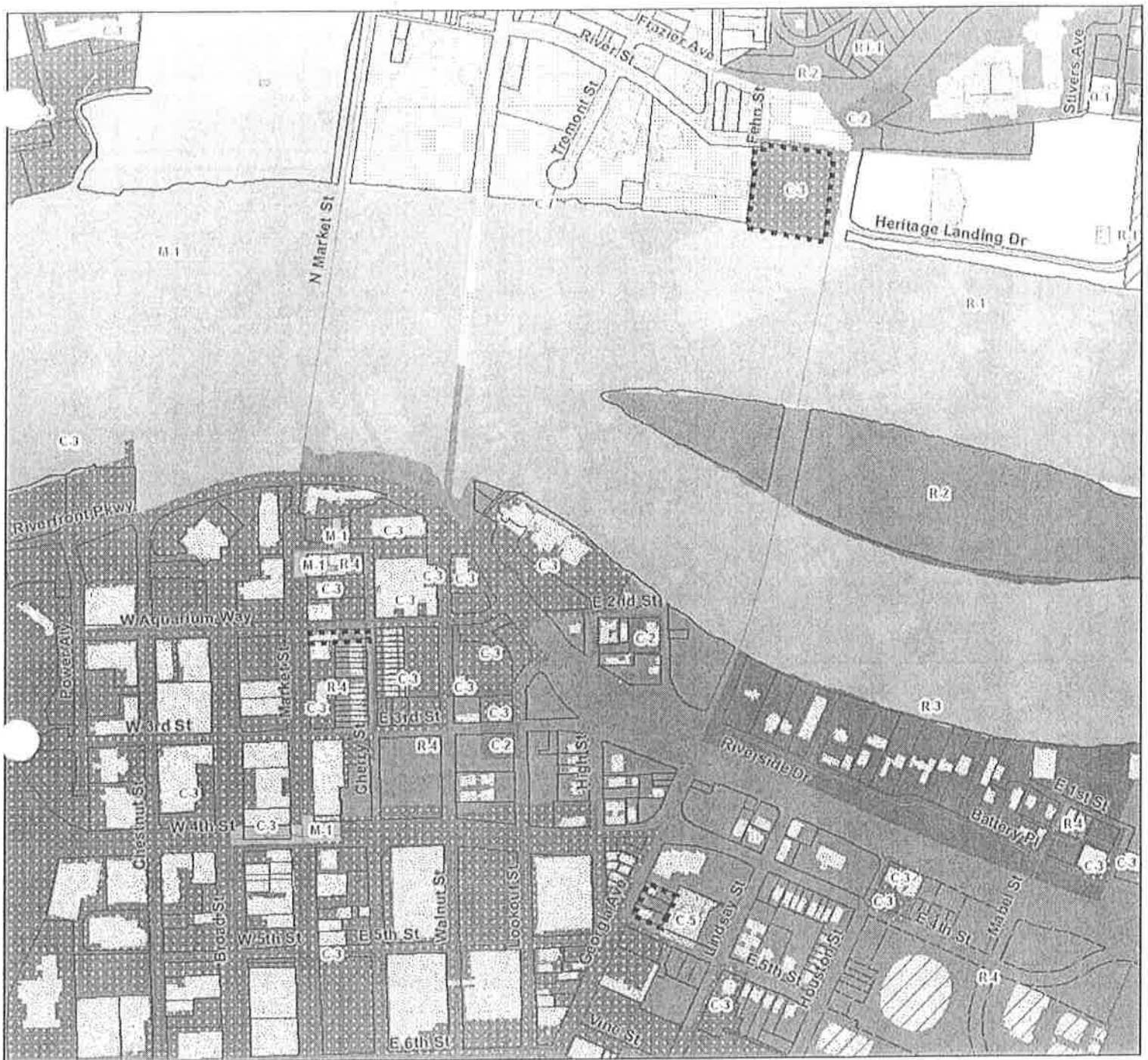
The table below is a listing of all properties that were deferred at the May 9, 2016 Planning Commission meeting for action.

ITEM NO.	PROPERTY OWNER	PROPERTY ADDRESS	PARCEL NUMBER	ORIGINALLY PROPOSED FBC ZONE	REQUESTED ZONE BY APPLICANT	STAFF RECOMMENDATION
A	Jeanne Trew hitt	711 North Market St	135D-A-032	E-RA-3	E-CX-3	E-RA-3
		713 North Market St	135-D-A-031	E-RA-3	E-CX-3	E-RA-3
		715 North Market St	135-D-A-030	E-RA-3	E-CX-3	E-RA-3
		(No street #) North Market St	135-D-A-029	E-RA-3	E-CX-3	E-RA-3
B	Tom Zavala	1511 Jefferson St	145L-J-022	U-RA-3	U-RM-3	U-RA-3
C	Narendra K Madan	200 Market Street	135M-A-006	D-SH-6 and D-RA-4 (split zone)	D-SH-6 (for entire parcel)	D-SH-6 and D-RA-4 (retain split zone)
D	Ken DeFoor	600 River Street	135E-N-022	R-RF-6	Remove from FBC Boundary	Remove from FBC Boundary
E	Ladel Peeples	1440 Adams Street	145L-G-014	U-RA-3	CX-3	CX-3
F	Bruce Williams	610 West Manning St	135C-M-018	E-IN-3	Remove from FBC Boundary	Remove from FBC Boundary
G	Danny Daniel	611 West Manning St	135C-M-002	E-IN-3	Remove from FBC Boundary	Remove from FBC Boundary
H	Randall Addison	425 West Bell Ave	135C-J-029.01	Not included in FBC Boundary	Add back to FBC Boundary	E-RD-2
		427 West Bell Ave	135C-J-029	Not included in FBC Boundary	Add back to FBC Boundary	E-RD-2

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**PLANNING COMMISSION CASE REPORT**

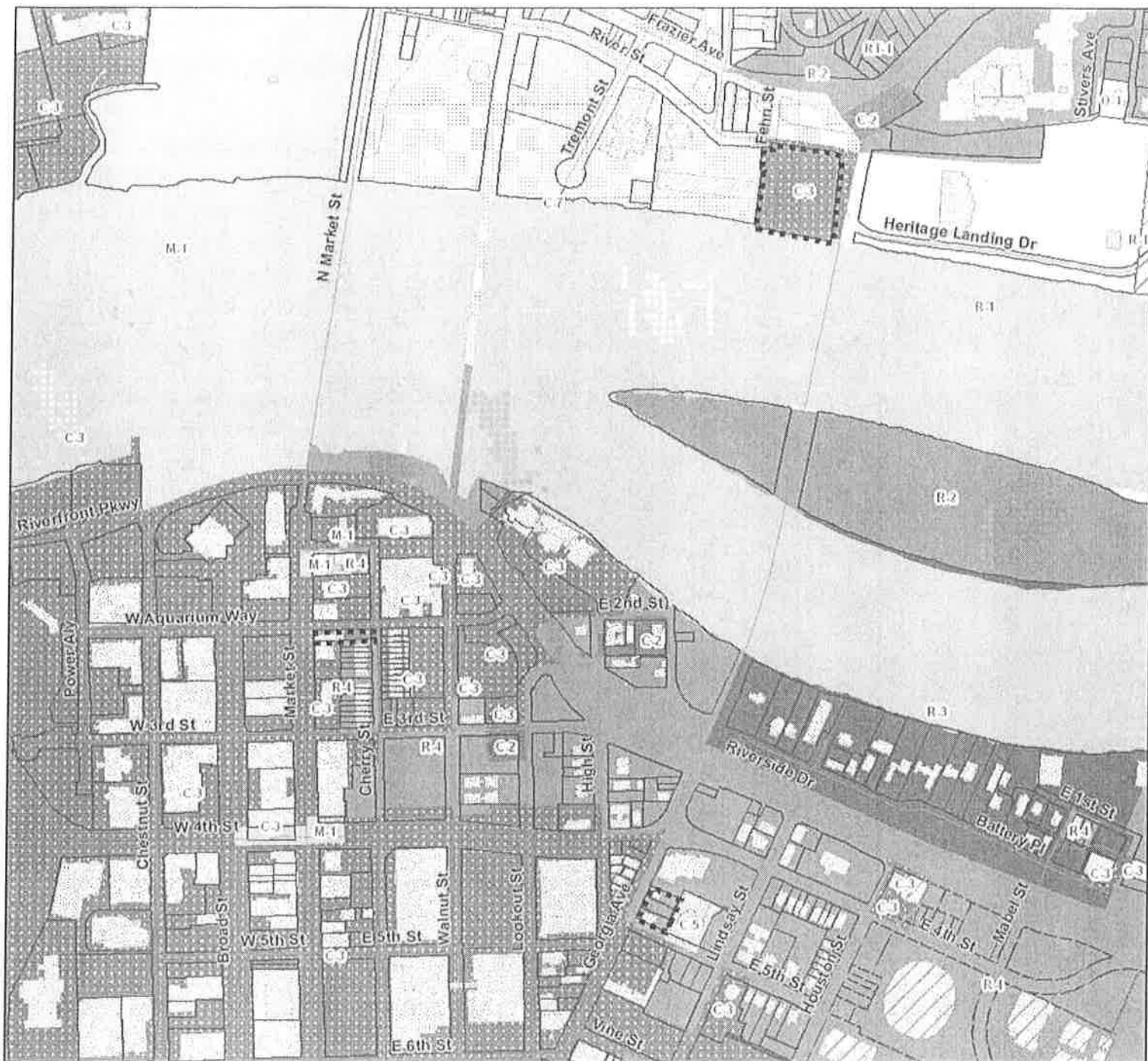
ITEM NO.	PROPERTY OWNER	PROPERTY ADDRESS	PARCEL NUMBER	ORIGINALLY PROPOSED FBC ZONE	REQUESTED ZONE BY APPLICANT	STAFF RECOMMENDATION
I	Weldon Bolin	418 Georgia Ave	135M-H-033	U-CX-4	U-CX-4	U-CX-4
		422 JGeorgia Ave	135M-H-032	U-CX-4	U-CX-4	U-CX-4
		424 Georgia Ave	135M-H-031	U-CX-4	U-CX-4	U-CX-4



## 2016-097 Zoning Study Form-Based Code River/Urbans Area







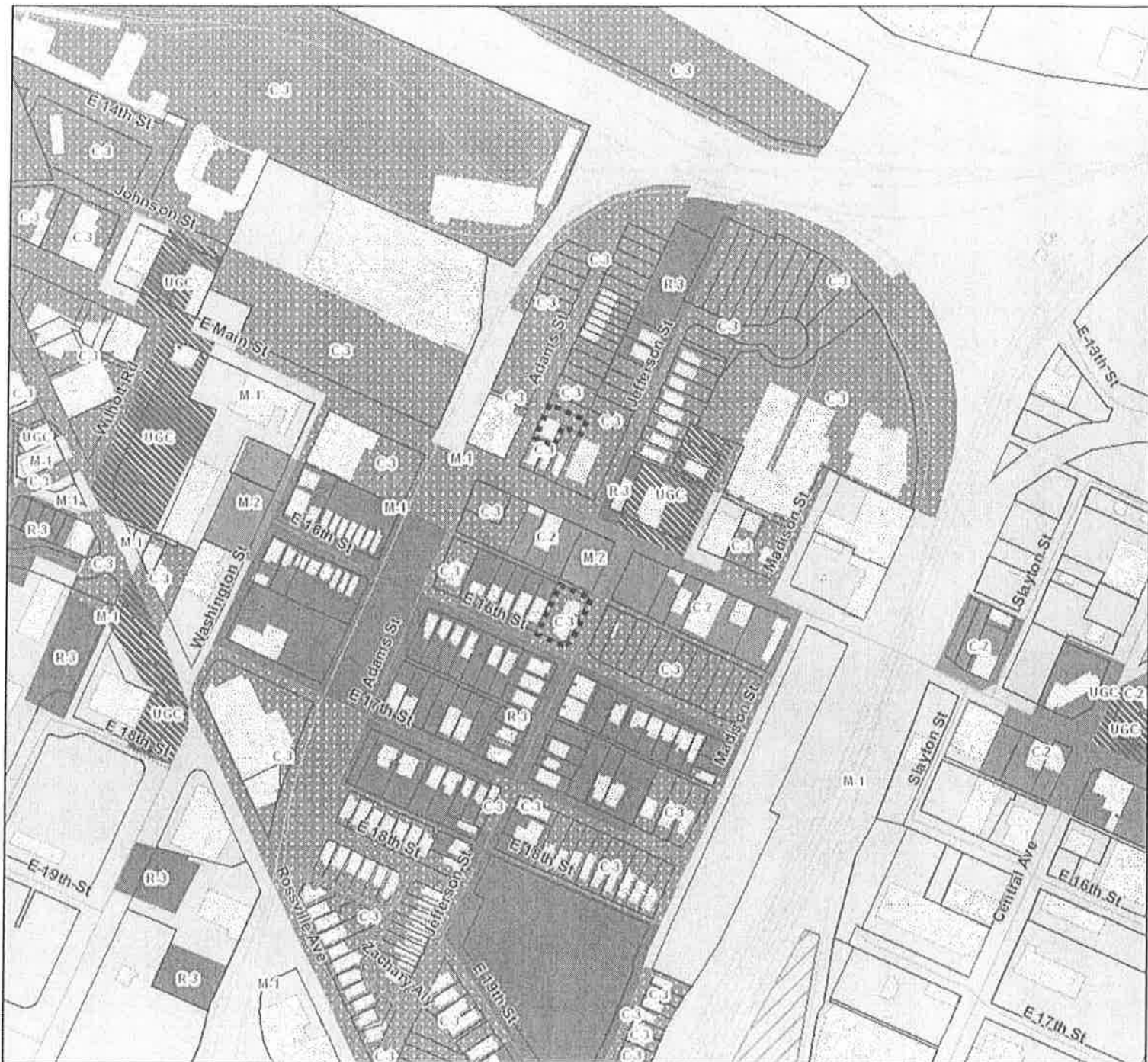
## 2016-097 Zoning Study Form-Based Code River/Urban Area



600 ft

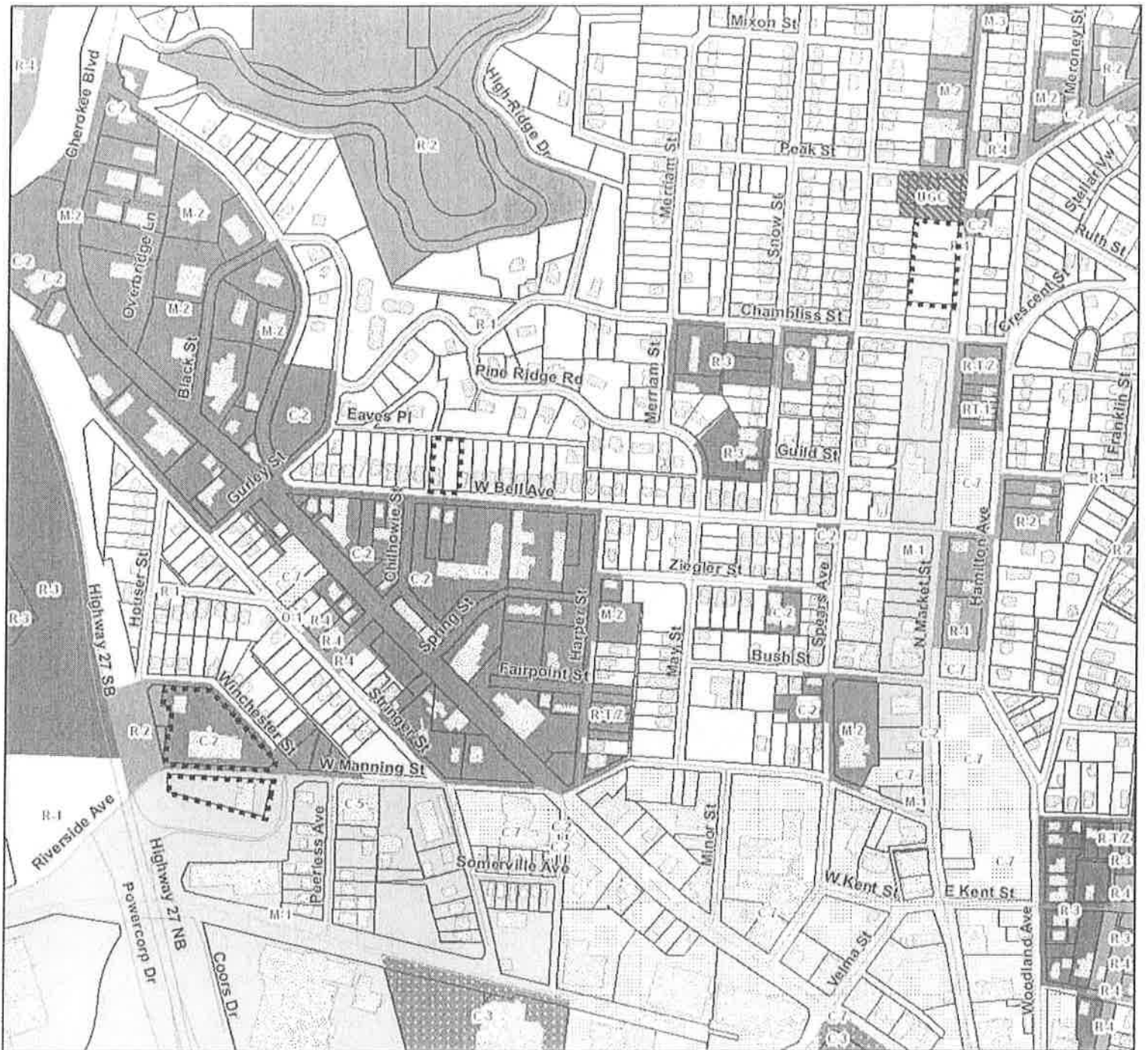
Chattanooga Hamilton County Regional Planning Agency



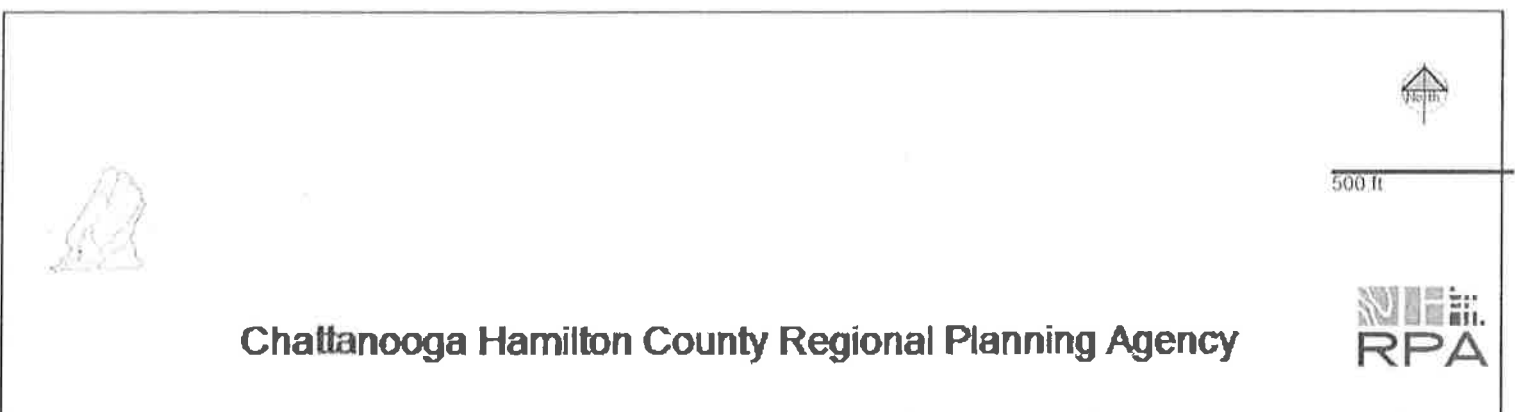


## 2016-097 Zoning Study Form-Based Code Urban Area





## 2016-097 Zoning Study Form-Based Code Urban Edge Area



## NOTICE

WHEREAS, petition to amend Ordinance No. 6958, known as the Zoning Ordinance, has been proposed to the City Council of the City of Chattanooga:

1. The Chattanooga-Hamilton County Regional Planning Commission has recommended that the following petitions to rezone be approved:

2016-060 Jack Haylett Branch Acquisition Company, LLC/Defoor Brothers, LLC/Tommy Thompson/Winona Sims & Steven Dobbs Family Trust. 2300 to 2500 blocks of Gunbarrel Road, 7325 thru 7342 blocks of McCutcheon Road, 2500 block of Life Style Way, and 2300 thru 2400 blocks of Elam Lane, from MXU Mixed Use Zone and R-1 Residential Zone to C-4 Planned Commerce Center Zone, subject to certain conditions.

2016-084 South Broad, LLC and DEW, LLC. 2600 blocks of Long Street, Broad Street, Cowart Street, and Williams Street and the 200 blocks of West 27<sup>th</sup> Street and 131 West 27<sup>th</sup> Street, from R-3 Residential Zone, C-2 Convenience Commercial Zone, and UGC Urban General Commercial Zone to C-3 Central Business Zone, subject to certain conditions.

2016-089 Thomas Austin. 3900 block of Kelly's Ferry Road, from R-1 Residential Zone, R-4 Special Zone, and M-1 Manufacturing Zone to R-4 Special Zone, subject to certain conditions.

2016-090 John Floyd and David Downer. 5461 Hixson Pike, from O-1 Office Zone to C-2 Convenience Commercial Zone, subject to certain conditions.

2016-095 Aaron White and Grant Law. 804 and 901 Riverfront Parkway, from M-1 Manufacturing Zone to C-3 Central Business Zone, subject to certain conditions.

2016-097 City of Chattanooga/Regional Planning Agency. 425, 427 West Bell Avenue, 610, 611 W. Manning Street, 700 block of North Market Street, 600 River Street, 200 Market Street, 418, 422, 424 Georgia Avenue, 1440 Adams Street, and 1511 Jefferson Street.

2. The Chattanooga-Hamilton County Regional Planning Commission has recommended that the following condition to amend be approved:

2016-094 Asa Engineering c/o Allen Jones/Brian Sullivan. 7407  
Igou Gap Road, to amend Ordinance No. 12885 of Previous Case  
No. 2014-0121, subject to certain conditions.

3. The Chattanooga-Hamilton County Regional Planning Commission has recommended that the following amendments be made to the Chattanooga City Code, Part II, Chapter 38, known as the Chattanooga Zoning Ordinance by:

- (a) **Deleting** Article V, Division 24, Section 38-402(b) in its entirety and substitute in lieu thereof, so as to clarify PUD development plan requirements.
- (b) **Removing** the text “and site area” from the first sentence of Article V, Zone Regulations: Division 26, Planned Unit Development Institutional, Section 38-414.
- (c) **Amending** Article VIII, Section 38-568(12) by adding subsection 38-568(12)(d), relative to the Powers of the Board of Appeals for Variances and Special Permits.

The City Council of the City of Chattanooga, Tennessee will hold a public hearing in the Council Assembly Room, City Council Building, 1000 Lindsay Street, Room 101, Tuesday,

**July 12, 2016**

at 6:00 p.m. for the purpose of hearing any person whose property may be affected by, or who may otherwise be interested in, said amendments.

This the \_\_\_\_ day of \_\_\_\_\_, 2016.

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Nicole Gwyn  
Clerk to the City Council